

020.0

0001

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

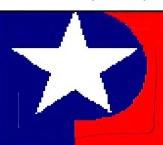
Total Card / Total Parcel

USE VALUE:

1,148,100 / 1,148,100

ASSESSED:

1,148,100 / 1,148,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
5		GARRISON RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: KLEBANOV DANIEL	
Owner 2: KIM HEIJUNG	
Owner 3:	

Street 1: 5 GARRISON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: MARSH AND OLDHAM HOMES LLC -

Owner 2: -

Street 1: 45 DUNHAM RD

Twn/City: BILLERICA

St/Prov: MA Cntry:

Postal: 01821

**NARRATIVE DESCRIPTION**

This parcel contains 6,048 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2011, having primarily Clapboard Exterior and 2909 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6048		Sq. Ft.	Site		0	85.	0.99	2									511,222						511,200	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description										User Acct
										14077
										GIS Ref
										GIS Ref
										Insp Date
										06/27/12

PREVIOUS ASSESSMENT										Parcel ID	Parcel ID			PAT ACCT.		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date						
2020	101	FV	636,900	0	6,048.	511,200	1,148,100	1,148,100	Year End Roll	12/18/2019						
2019	101	FV	493,700	0	6,048.	661,600	1,155,300	1,155,300	Year End Roll	1/3/2019						
2018	101	FV	493,700	0	6,048.	421,000	914,700	914,700	Year End Roll	12/20/2017						
2017	101	FV	493,700	0	6,048.	384,900	878,600	878,600	Year End Roll	1/3/2017						
2016	101	FV	493,700	0	6,048.	312,700	806,400	806,400	Year End	1/4/2016						
2015	101	FV	469,500	0	6,048.	312,700	782,200	782,200	Year End Roll	12/11/2014						
2014	101	FV	469,500	0	6,048.	285,100	754,600	754,600	Year End Roll	12/16/2013						
2013	101	FV	469,500	0	6,048.	271,200	740,700	740,700		12/13/2012						

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
8/26/2016	2104	Porch	18,000	O				new porch on front	6/3/2015	Permit Insp	PC	PHIL C					
5/19/2015	501	Renovate	69,350						6/27/2012	Measured	JBS	JOHN S					
6/26/2013	952	Solar Pa	22,300	C					10/8/2011	MLS	EMK	Ellen K					
1/6/2011	16	New Buil	230,000	C				BUILD/INSTALL MODU	2/4/2009	Meas/Inspect	294	PATRIOT					
1/6/2011	15	Manual	500					MOVE MODULAR HOUSE	10/31/2000	Hearing Chag	201	PATRIOT					
11/23/2010	2330	Foundati	12,000						10/29/1999	Inspected	264	PATRIOT					
11/5/2010	2259	Demoliti	6,000					DEMO HOUSE	10/1/1999	Mailer Sent							
									10/1/1999	Measured	256	PATRIOT					
									8/23/1993		KT						

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>		<b>BATH FEATURES</b>		<b>COMMENTS</b>		<b>SKETCH</b>										
Type:	6 - Colonial	Full Bath:	2	Rating:	Very Good											
Sty Ht:	2A - 2 Sty +Attic	A Bath:		Rating:		8										
(Liv) Units:	1	Total:	1	3/4 Bath:												
Foundation:	1 - Concrete	A 3QBth:		Rating:												
Frame:	1 - Wood	1/2 Bath:	1	Rating:	Very Good											
Prime Wall:	2 - Clapboard	A HBth:		Rating:												
Sec Wall:		OthrFix:		Rating:												
Roof Struct:	1 - Gable	<b>OTHER FEATURES</b>														
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Very Good	15										
Color:	GRAY	A Kits:		Rating:												
View / Desir:	k - Kelwyn Manor	Fppl:	1	Rating:	Very Good											
<b>GENERAL INFORMATION</b>		WSFlue:		Rating:												
Grade: B- - Good (-)		<b>CONDOS INFORMATION</b>														
Year Blt:	2011	Eff Yr Blt:	Location:													
Alt LUC:		Alt %:	Total Units:													
Jurisdict:	G12	Fact.:	Floor:													
Const Mod:			% Own:													
Lump Sum Adj:			Name:													
<b>INTERIOR INFORMATION</b>		<b>DEPRECIATION</b>														
Avg Ht/FL: STD		Phys Cond:	VG - Very Good	0.7	%											
		Functional:			%											
		Baths:														
<b>RESIDENTIAL GRID</b>																
1st Res Grid		Desc: Line 1		# Units: 1												
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
Other																
Upper																
Lvl 2																
Lvl 1																
Lower																
Totals	RMs:	6	BRs:	3	Baths:	2	HB:	1								
<b>REMODELING</b>								<b>RES BREAKDOWN</b>								
Exterior:	No Unit	RMS	BRs	FL												
Interior:	1	6	3													
Additions:																
Kitchen:																
Baths:																
SFL								SFL								
FFL								OFFP								
BMT								(4)								
UAT								11								
(820)								4								
28								20								
SFL								24								
FFL								(360)								
GAR																
UAT																
(360)																
SFL																
OFFP																
(4)																
2 (4)								4								
OFFP								(92)								

## **INTERIOR INFORMATION**

Avg Ht/FL:	STD	Phys Cond:	VG - Very Good	(0)
Prim Int Wall:	1 - Drywall	Functional:		
Sec Int Wall:		Economic:		
Partition:	T - Typical	Special:		
Prim Floors:	3 - Hardwood	Override:		
Sec Floors:		Total:		(0)

## CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.09341216
Const Adj.:	0.99989998
Adj \$ / SQ:	136.663
Other Features:	118520
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	641423
Depreciation:	4490
Depreciated Total:	636933

## **COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	165.36	
Special Features:	0	Val/Su Net:	161.53	
Final Total:	636900	Val/Su SzAd	268.96	

# MOBILE HOME

Make:

odel:

Serial #:

**PARCEL ID** 020.0-0001-0008.0

#### SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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SUB ARFA DFTAI

SUB AREA					SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,188	136.660	162,355	BMT	100	GFB	30	G	
FFL	First Floor	1,180	136.660	161,262	UAT	100	FLA	100	G	
BMT	Basement	820	55.760	45,722						
GAR	Garage	360	21.940	7,899						
UAT	Upper Attic	295	105.230	31,043						
OFP	Open Porch	100	33.000	3,300						
Net Sketched Area:		3,943	Total:	411,581						
Size Ad	2368	Gross Are	4828	FinArea	2909					

IMAGE

*AssessPro* Patriot Properties, Inc.